

**Minutes
Hurst City Council
Work Session
Tuesday, April 13, 2021**

On the 13th day of April 2021, at 5:30 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, in person and by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Henry Wilson	)	Mayor
Jon McKenzie	)	Mayor Pro Tem
David Booe	)	Councilmembers
Larry Kitchens		
Cathy Thompson)	
Gary N. Waldron)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Michelle Lazo	)	Executive Director of Planning and Development
Kyle Gordon	)	Executive Director of Community Services
Rob Duncan	)	Information Technology Manager

With the following Councilmembers absent: none, constituting a quorum, at which time, the following business was transacted:

I. Call to Order – The meeting was called to order at 5:30 p.m.

II. Informational Items

- **Update and Discussion of upcoming Calendar Items** – Calendar items were not discussed.
- **Update and Discussion of State and Local reopening plans due to COVID-19** – City Manager Clay Caruthers noted the Senior Center and Aquatics Centers remain closed and stated staff is working to reopen facilities but have some concern regarding staffing. He reviewed staffing levels at the Senior Center and explained the difficulty in recruiting the number of lifeguards necessary to open both aquatic centers. He stated other area cities are also having difficulties hiring summer staff and noted several factors are responsible including closed school campuses and enriched unemployment benefits. He explained staff is determining the level of aquatic operations without normal staffing numbers. The aquatics center manager believes it will be too cumbersome to operate the aquatic centers at different times and believe opening Chisholm and only offering swim lessons at Central will provide the best service to citizens.

III. Discussion of Agenda Item(s) 6

Conduct a public hearing and consider Ordinance 2467, first reading, Z-21-00001, Cityline Business Park, to consider a zoning change with a site plan from R-1 to GB-PD on Lot B1A and a zoning change with a site plan from GB to GB-PD on Lot B2A Reagan Estates Addition, being 2.04 acres at 7720 and 7724 Precinct Line Road

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed zoning change with a site plan noting the lot is in the city limits of Colleyville and Hurst. She stated the applicant is requesting an office business park that will fill a void for small business owners to lease space. She reviewed the site and surrounding properties, access points, landscaping, lighting plan, elevations and noted the large area for drainage detention. Ms. Lazo stated if the zoning is approved there will be a replat. In response to Council questions, Ms. Lazo stated the existing single family noted being utilized by Mid-Cities Pools is legal non-conforming.

IV. Discussion of Agenda Item(s) 7

Conduct a public hearing and consider Ordinance 2468, first reading, Z-2021-00003, Eden Town Square, to consider a zoning change with a concept plan from MU-PD to R3-PD on Lot 2R2B McGarry Plaza and Lots 11 and 12 Old Towne Square Addition, being 5.064 acres located at 750, 760, and 780 W. Bedford Euless Road

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed zoning change and concept plan. She stated the request is to change from MU-PD to R3-PD on three lots and build 67 single family rental units with 1, 2, and 3 bedrooms. She reviewed the concept plan noting elevations and materials and in response to Council questions, stated, if approved, the site plan will have more detailed information. Staff also noted the fire department is involved in the review process and staff anticipates typical apartment traffic.

V. Discussion of Agenda Item(s) 8

Conduct a public hearing and consider Ordinance 2469, first reading, SP-2021-00003, Shops at Precinct Line, to consider a site plan revision with a Special Use Permit for Packaged Alcohol Sales at 1842 Precinct Line Road, on Lot 1, Block 1 Howe-Wood Addition, being 1.06 acres

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed site plan with a Special Use Permit for alcohol sales and noted the site is at the former Community Bank. She stated the applicant proposes to remove two drive lanes and expand the building to include Bahama Buck's and LiquorLand. She stated they will have 100 feet of stacking for the Bahama Buck's drive-thru when the City's ordinance only requires 60 feet. City Manager Caruthers noted the Planning and Zoning Commission recommended denial 5-1, with concern for the car stacking. Mayor Wilson noted they are providing almost twice the length stacking required. He also noted the other package liquor store in this area and that he received the email distributed to Council expressing their opposition to this request. Mayor Wilson also noted the Council approves uses, not businesses. Ms. Lazo reviewed elevations and signage and in response to Council questions City Attorney Matthew Boyle encouraged Council to consider the proposed use and site plan and the suitability, compatibility to the neighborhood adjacent to the proposed site.

VI. Discussion of Agenda Item(s) 9

Conduct a public hearing and consider Ordinance 2470, first reading, SP-21-01, Hiley Mazda, to consider a site plan revision for Lot FR South Hayworth Addition, being 2.49 acres, located at 625 NE Loop 820

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed site plan revision noting Hiley Mazda is proposing a drive-thru addition with 2,500 square feet for their service area and reviewed landscaping and signage.

VII. Discussion of Agenda Item(s) 10

Consider P-21-01 Hiley Mazda Addition, a replat of Tract FR and C South Hayworth Addition to Lot 1, Block 1 Hiley Mazda Addition, being 4.99 acres located at 625 NE Loop 820

Executive Director of Planning and Development Michelle Lazo referenced the relating site plan revision in Agenda Item 9, and noted this a replat to abandon the platted fire lane and combine the two tracts in Hurst with the tract of land Hiley Mazda owns in Richland Hills. She stated, if approved by Hurst, the applicant will submit the plat to the City of Richland Hills.

VIII. Discussion of Agenda Item(s) 11

Discussion and consideration of all matters incident and related to the issuance and sale of "City of Hurst, Texas General Obligation Refunding Bonds, Taxable Series 2021," including the adoption of Ordinance 2471, first and final reading, authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City

Hilltop Securities, Inc. Managing Director Nick Bulaich briefed Council on the proposed Ordinance refunding issuance noting it is similar to refinancing a home. He explained tonight's action is more of a parameter ordinance to allow the city manager, under parameters, to execute the deal. Mr. Bulaich provided an overview of the available refunding options including tax-exempt and taxable bonds, current market update and interest rate conditions, the candidates for refunding including Series 2012 GO Refunding and Improvement Bonds. City Manager Caruthers noted an approximate annual savings of \$40,000 per year for a total of \$865,000. Mr. Bulaich noted these numbers reflect rates dated April 7 in a very volatile market. Parameters in the Ordinance were reviewed and City Manager Caruthers noted potential legislation that could change how the City funds projects and further stated the refunding achieves savings for the City and is beneficial to taxpayers.

Council next moved to Work Session Item XI and the remaining items were not discussed in work session.

IX. Discussion of Agenda Item(s) 12

Consider Ordinance 2472, first reading, amending Chapter 9 by replacing Section 9-62 (4), paragraph (e.) concerning manufactured homes near flood plains and replacing Section 9-64 paragraph (1) concerning standards for areas of shallow flooding

X. Discussion of Agenda Item(s) 13

Consider Ordinance 2473, first reading, to vacate and abandon a 5-foot wide strip of a 10-foot wide Utility Easement platted as part of Lot 14, Block 8, of the Chisholm Trail Estates Addition

XI. Discussion of Agenda Item(s) 14

Consider Resolution 1792 authorizing the submittal of projects for the 2021 Tarrant County Transportation Bond Program

Executive Director of Public Works Greg Dickens briefed Council on the submittal of 2021 projects.

XII. Discussion of Agenda Item(s) 15

Consider authorizing the city manager to enter into a contract with Tex Pro Construction, LLC, for the 2020 Miscellaneous Water Main Replacement Project

XIII. Discussion of Agenda Item(s) 16

Consider authorizing the city manager to approve funding for the 46th Year Community Development Block Grant (CDBG) Project Livingston Drive paving, water and sewer improvements


ADJOURNMENT – Mayor Wilson adjourned the work session at 6:24 p.m.

APPROVED this the 27th day of April 2021.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor